

PART I

LAND USE/CIRCULATION DIAGRAMS AND STANDARDS

Part I first describes the Countywide General Plan Land Use Diagram and, the allowable uses and standards for each of the designations appearing on the diagram. Part I then describes standards for land use buffer zones. Finally, Part I describes the Countywide General Plan Circulation Plan Diagram, the standards for the roadway classification system appearing on the diagram, and standards for transit corridors.

LAND USE DIAGRAM AND STANDARDS

LAND USE DIAGRAM

The Land Use Diagram for the Countywide General Plan depicts the proposed general uses of land in the unincorporated areas of Placer County. This pattern of land uses is shown on the diagram by means of various land use designations, each of which denotes specific types of land use, such as residential, commercial, industrial, and agricultural uses. The boundary lines between land use designations are shown as precisely as possible; however, the mapping scale of the Land Use Diagram generally does not permit showing individual property lines except where they may coincide with roads or section lines. The County's zoning maps (Chapter 30 of the Placer County Code) implement the General Plan land use designations by ordinance at a much more detailed, parcel-specific level.

The pattern of land uses proposed in this General Plan is shown in two forms because of the large land area of Placer County and the wide variety of land uses provided for in the Plan. Figure I-1 shows the Generalized Land Use Pattern proposed for Placer County according to the following five broad land use categories: 1) Agriculture; 2) Timberland; 3) Resource Protection, Greenbelt, Open Space, and Recreation; 4) Rural Residential; and 5) Urban. The Generalized Land Use Pattern map is intended to provide readers of the General Plan with a simple, composite overview of how the Placer County General Plan (Countywide and community plans) and the general plans of the county's incorporated cities allocate land uses. The generalized land use designations listed above are, therefore, shown on Figure I-1 for both unincorporated and incorporated areas. An explanation of how the land use categories used in the Generalized Land Use Pattern map relate to the land use designations used in the Countywide General Plan Land Use Diagram can be found later in Part I.

The Land Use Diagram itself consists of four large map sheets accompanying this Policy Document, which together cover the entire county. The Land Use Diagram functions as official County policy on the allocation and distribution of different land uses in the unincorporated areas. The Land Use Diagram shows the locations of the cities in Placer County (but not land use designations within them) and the areas covered by community plans. Land use designations for areas within community plans are depicted on the land use diagrams of each community plan. Readers of the General Plan must consult the respective community plan land use diagrams for official County policy concerning proposed land uses within community plan areas.

LAND USE DESIGNATIONS

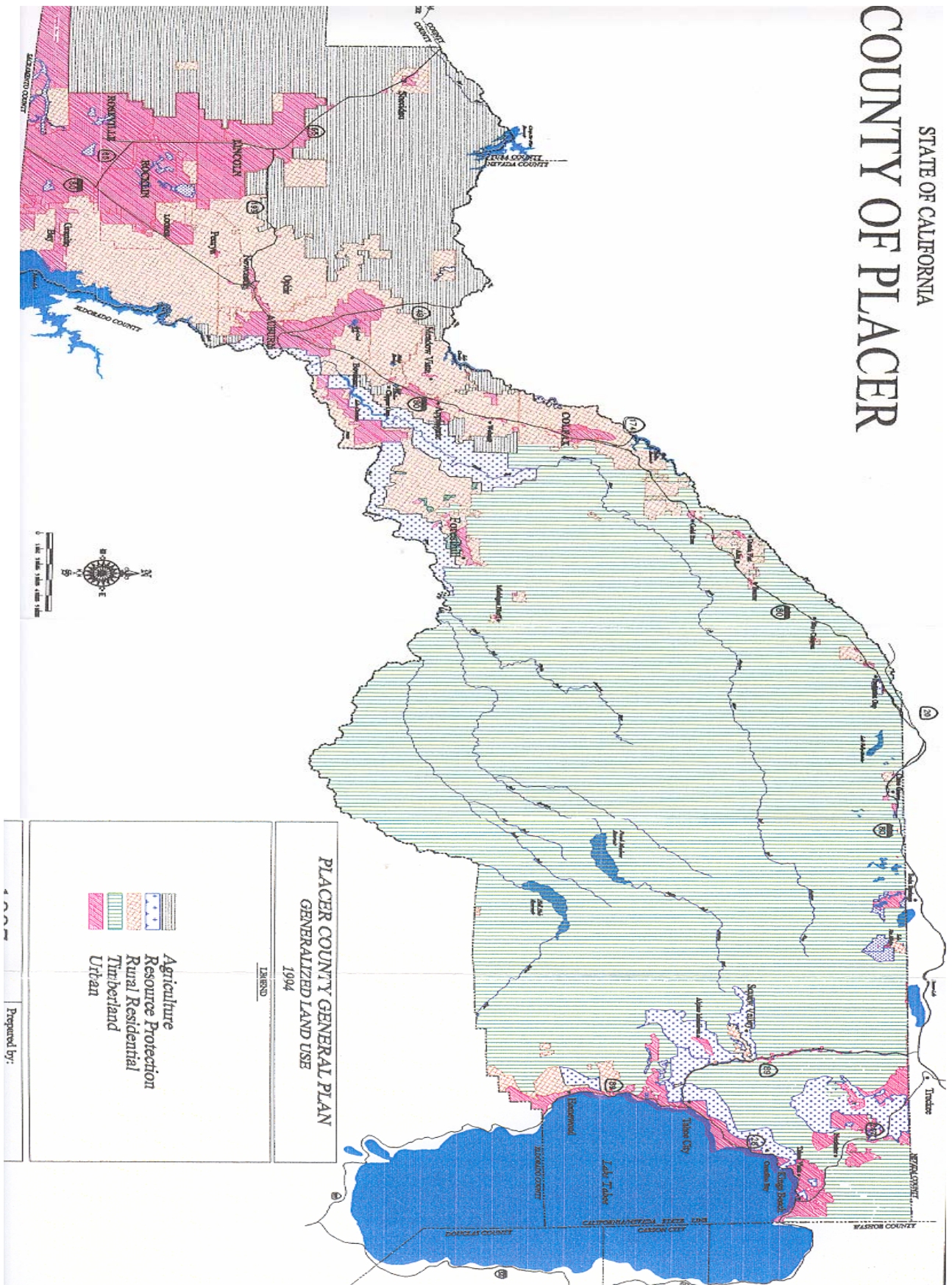
The Land Use Diagram of this Countywide General Plan uses 13 residential, commercial, industrial, agricultural, and other land use designations to depict the types of land uses that will be allowed in the different geographic areas of the unincorporated county.

These land use designations have a direct relationship to both the broad land use categories shown on the Generalized Land Use Pattern map, and to the more detailed land use designations used in the community

plans. Each category on the Generalized Land Use Pattern map encompasses one or more land use designations shown on the Land Use Diagram, which in turn encompasses and include one or more of the land use designations used on the community plan land use diagrams. This correspondence between the land use designations in the Generalized Land Use Pattern (Figure I-1), the Land Use Diagram, and the existing community plans is shown in Table I-1.

To promote consistency between the land use designations of the community plans and those of the Countywide General Plan, this Policy Document proposes a uniform set of land use designations to be used in future updates of community plans. The proposed community plan land use designations (also shown in Table I-1) cover the same types of land use as the existing community plan designations, but consolidate some of the land use types to simplify and reduce the overall number of designations.

STATE OF CALIFORNIA COUNTY OF PLACER



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TABLE I-1

**RELATIONSHIP BETWEEN GENERAL AND COMMUNITY PLAN
LAND USE DESIGNATIONS**

Generalized Land Use Designations	County General Plan Land Use Designations	Proposed Community Plan Land Use Designations	Existing General & Community Plan Land Use Designations
Agriculture	Agriculture (10, 20, 40, 80-160 ac min.)	Agriculture	Agriculture Agricultural - Planning Reserve
Timberland	Timberland (10, 20,40,80-640 ac. min.)	Timberland	Timber Croplands
Resource Protection, Greenbelt, Open Space, and Recreation	Greenbelt & Open Space	Greenbelt & Open Space Open Space Riparian/Drainage Areas Ski Area	Conservation Preserve Forest Forest Areas and Open Space Forest Reserve and Greenbelt Forestry Greenbelt and Open Space Meadows Open Space Riparian/Drainage Areas Scenic Areas Scenic Highway
	Resorts and Recreation	Park Recreation Ski Area	Forest Recreation Golf Course Launching Areas Marinas Parks and Recreation Recreation Recreation and Campground Recreation and Open Space Recreational Areas & Campground Ski Areas Summer Encampment
	Water	Water	Lake Water Water Influence Water Influence/Private Ownership

TABLE I-1 (continued)

**RELATIONSHIP BETWEEN GENERAL AND COMMUNITY PLAN
LAND USE DESIGNATIONS**

Generalized Land Use Designations	County General Plan Land Use Designations	Proposed Community Plan Land Use Designations	Existing Community Plan Land Use Designations
Rural Residential	Rural Residential	Forest Residential Rural Estate Rural Residential	Estate Density Forest Residential Rural Density Rural Estate Rural Estates Rural Low Density Residential Rural Low Residential Rural Residential Seasonal Recreational Residential Valley Residential
Urban	Low Density Residential	Low Density Residential	Low Density Low Density Residential Low Medium Density Residential Urban Low Density
	Medium Density Residential	Medium Density Residential	Medium Density Medium Density Residential Urban Medium Density
	High Density Residential	High Density Residential	High Density High Density Residential Urban High Density

TABLE I-1 (continued)

**RELATIONSHIP BETWEEN GENERAL AND COMMUNITY PLAN
LAND USE DESIGNATIONS**

Generalized Land Use Designations	County General Plan Land Use Designations	Proposed Community Plan Land Use Designations	Existing Community Plan Land Use Designations
Urban	General Commercial	General Commercial Heavy Commercial Neighborhood Commercial Professional Office	Business and Professional Civic Center Commercial Commercial Retail Commercial Services Community Commercial General Commercial Generalized Commercial Heavy Commercial Neighborhood Commercial Professional Professional Office Village Commercial
	Tourist/Resort Commercial	Tourist/Resort Commercial	Alpine Commercial Entrance Commercial Highway Service Motel-Hotel Ski-Base Commercial
	Business Park/Industrial	Business Park Industrial	Heavy Industrial Industrial Industrial Planned Development Industrial Reserve Light Industrial

TABLE I-1 (continued)

**RELATIONSHIP BETWEEN GENERAL AND COMMUNITY PLAN
LAND USE DESIGNATIONS**

Proposed Generalized Land Use Designations	Proposed County General Plan Land Use Designations	Proposed Community Plan Land Use Designations	Existing Community Plan Land Use Designations
Urban	Public Facility	Public Facility Public or Quasi-Public	Elementary School High School Junior High School Public Public Facility Public Service Public Services Public and Semi-Public Uses Public or Quasi-Public Schools